

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Ken Eugene McFarland & Sherry McFarland
1404 Canyon Lane
Birmingham, AL 35244

STATE OF ALABAMA)
) **JOINT WITH RIGHT OF SURVIVORSHIP**
COUNTY OF SHELBY/JEFFERSON) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$950,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **BENJAMIN W. SHORT and TAMMY SHORT, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **KEN EUGENE MCFARLAND and SHERRY MCFARLAND** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby/Jefferson, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

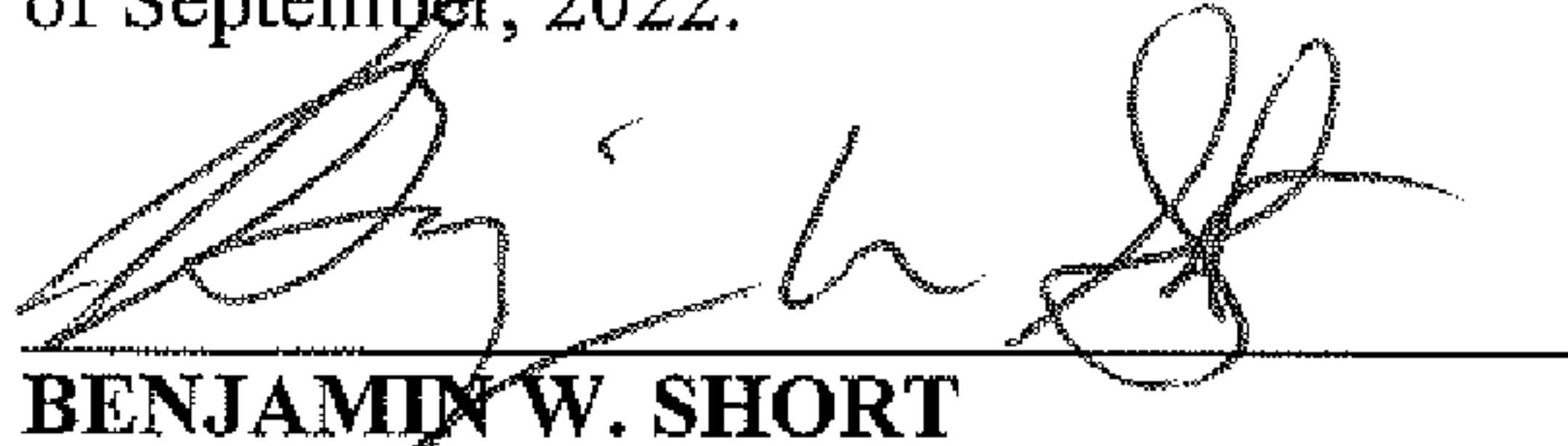
Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

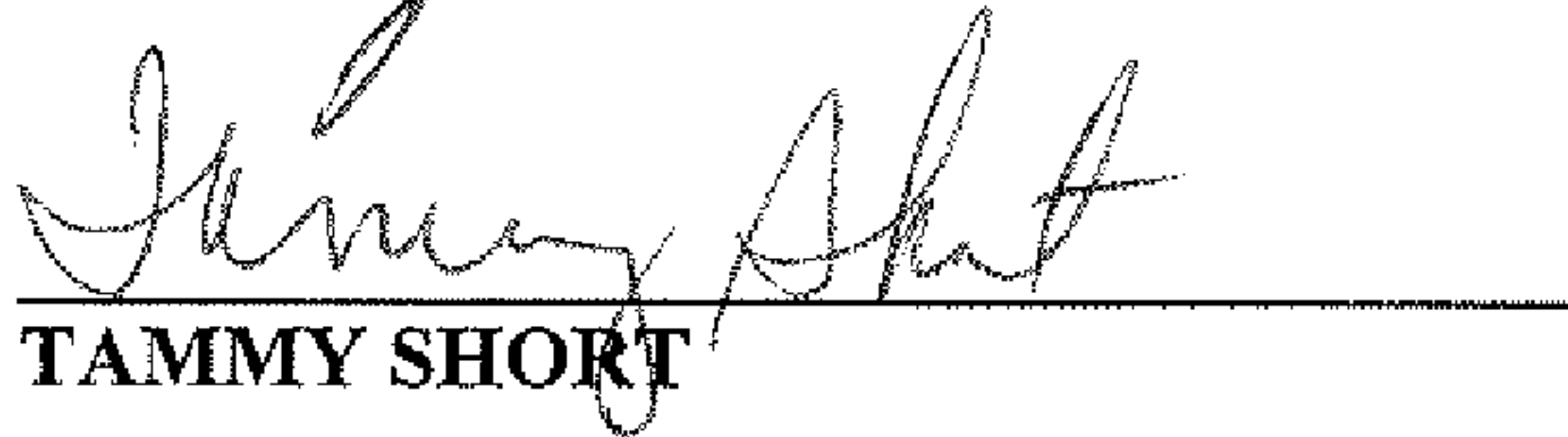
\$650,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 29th day of September, 2022.


BENJAMIN W. SHORT


TAMMY SHORT

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **BENJAMIN W. SHORT and TAMMY SHORT**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of September, 2022.

NOTARY PUBLIC
My commission expires:

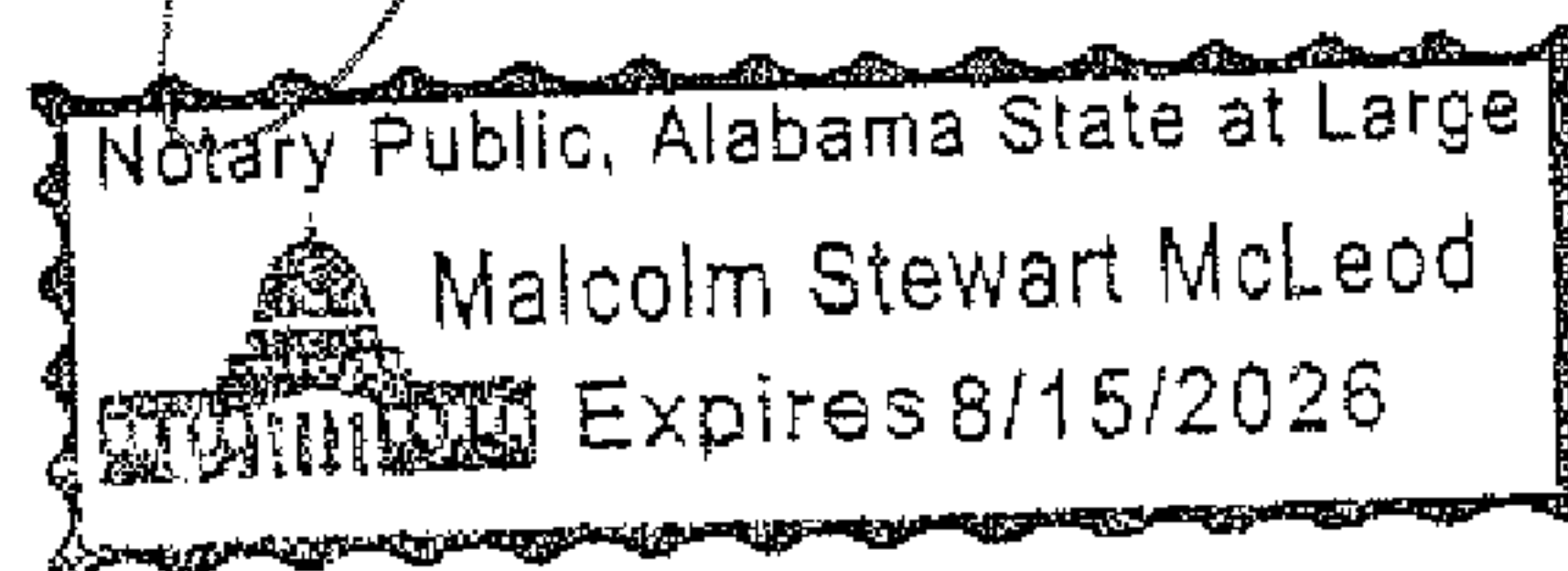


EXHIBIT "A"

PARCEL I:

Lot 12, according to the Survey of Canyon Cove Subdivision, as recorded in Map Book 29, page 13, in the Probate Office of Jefferson County, Alabama.

PARCEL II:

Lot 1, according to the Survey of Porter's Rural Subdivision, as recorded in Map Book 40, page 89, in the Probate Office of Shelby County, Alabama.

Together with an easement for ingress and egress and utilities reserved for the benefit of Lot 12, Canyon Cove as recorded in Map Book 29, page 13, Jefferson County, Alabama, Bessemer Division and Lot 1, of the Porter's Rural Subdivision as recorded in Map Book 40, page 89, Shelby County, Alabama, to run with the land more particularly described as follows:

Begin at the most Southeast corner of Lot 11 of Canyon Cove Subdivision as recorded in Map Book 29, page 13 in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division; thence in a Northwesterly direction along the most Southerly line of said Lot 11, 306.32 feet to most Southwesterly corner of said Lot 11, said corner also being on a curve and right of way of Canyon Lane, having a radius of 50 feet and a total central angle of $131^{\circ}59'36''$; thence $78^{\circ}20'30''$ right to a chord line and run along said curve in a Northerly direction an arc distance of 20.56 feet; thence $76^{\circ}26'38''$ right from last described chord line in a Northeasterly direction a distance of 113.13 feet; thence $16^{\circ}26'12''$ right in a Southeasterly direction 146.10 feet; thence $41^{\circ}33'34''$ right in a Southeasterly direction a distance of 36.62 feet to a point on the most Easterly line of said Lot 11, said point also being on a curve having a radius of 1647.52 feet and a total central angle of $8^{\circ}25'06''$; thence $32^{\circ}14'28''$ right from last described course in a Southeasterly direction to a chord line and run an arc distance along said curve of 77.97 feet to the Point of Beginning.

Less and except any part lying with the Right of Way of Railroad.

15% of the Subject property is located in Jefferson County.

85% of the Subject property is located in Shelby County.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name **BENJAMIN W. SHORT and TAMMY SHORT**Grantee's Name **KEN EUGENE MCFARLAND and SHERRY MCFARLAND**Mailing Address **1404 CANYON LANE
BIRMINGHAM, AL 35244**Mailing Address **1404 CANYON LANE
BIRMINGHAM, AL 35244**Property Address **1404 CANYON LANE
BIRMINGHAM, AL 35244**Date of Sale **September 29, 2022**Total Purchase Price **\$950,000.00**

or

Actual Value **\$**

or

Assessor's Market Value **\$**

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date **September 29, 2022**Print **Malcolm S. McLeod**

Unattested

Sign **(Grantor/Grantee/Owner/Agent) circle one**

(verified by)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/30/2022 03:41:42 PM
 \$331.00 JOANN
 20220930000376110

File 22656



Form RT-1
 Alabama 08/2012 LSS

Allen S. Bayl